



CITY OF LODI COUNCIL COMMUNICATION

TM

AGENDA TITLE: Approve Improvement Deferral Agreement for 1400 Victor Road

MEETING DATE: July 7, 2004

PREPARED BY: Public Works Director

RECOMMENDED ACTION: That the City Council approve the Improvement Deferral Agreement for 1400 Victor Road and authorize the City Manager and City Clerk to execute the agreement on behalf of the City.

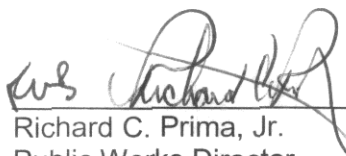
BACKGROUND INFORMATION: The owner, Dart Container Corporation of California, has submitted a building permit application to construct a warehouse addition on the subject property (see attached).

Installation of public improvements along the Pine Street street frontage are required as a condition of permit issuance in accordance with existing City ordinance and policies regarding off-site improvements as set forth in Title 15, Chapter 15.44 of the Lodi Municipal Code. Required improvements include the installation of curb, gutter, sidewalks, asphalt concrete pavement, fire hydrants, and street lights along the Pine Street right-of-way fronting the subject parcel. The owner is desirous of complying with existing City ordinances and policies regarding off-site improvements. However, since the owner is developing the portion of the subject parcel fronting Pine Street, the owner has requested that the required improvements on Pine Street be deferred. Based on past practice in similar situations, staff feels this is a reasonable request.

The owner has signed an Improvement Deferral Agreement and paid the necessary recording fees for the agreement. The agreement, in part, states that the owner will pay for and complete the design and installation of the required improvements at the time of development of that portion of subject property fronting Pine Street, or at the request of the City, whichever occurs first.

Staff recommends approval of the Improvement Deferral Agreement.

FUNDING: Developer's funds


Richard C. Prima, Jr.
Public Works Director

Prepared by Lyman Chang, Associate Civil Engineer
RCP/LC/pmf
Attachment
cc: Dart Container
Associate Civil Engineer Chang

APPROVED:


H. Dixon Flynn, City Manager

PARKING DATA

PARKING REQUIREMENTS:

PARKING STALL SIZE
7'0" x 30'

CALCULATION:

- 1 SPACE FOR EVERY 750 SQ. FT. OF BUILDING
533,775 / 750 = 46 SPACES
- 2 SPACES FOR EVERY 3 EMPLOYEES ON THE LARGEST SHIFT
83 EMPLOYEES / 3 = 28
- 1 HANDICAP SPACE FOR EVERY 25 SPACES

PARKING CALCULATION:

REGULAR
HANDICAP
TOTAL REQUIRED
463 SPACES

PARKING PROVIDED:

REGULAR
HANDICAP
TOTAL PROVIDED & AVAILABLE
463 SPACES

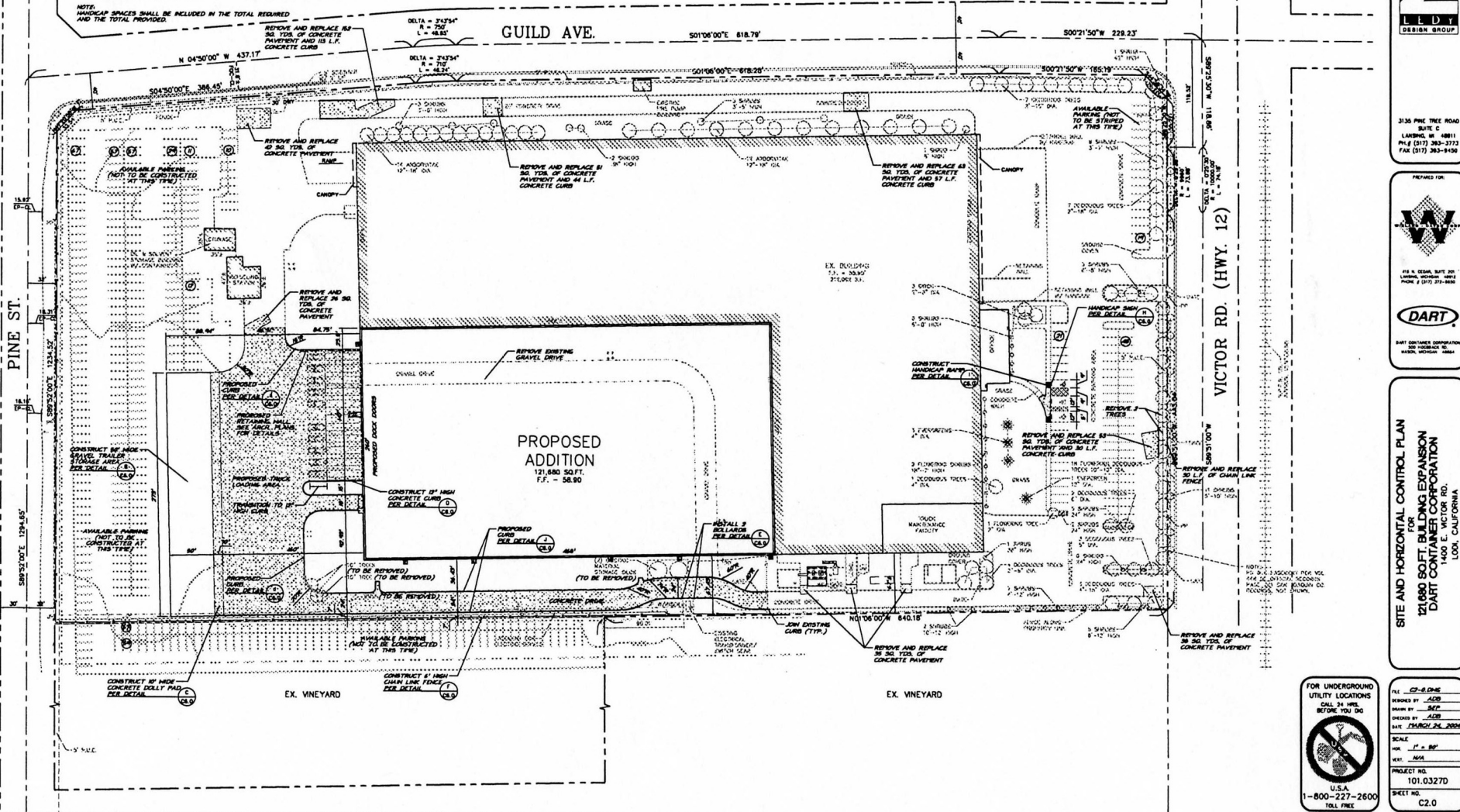
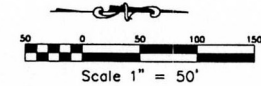
NOTE:
HANDICAP SPACES SHALL BE INCLUDED IN THE TOTAL REQUIRED
AND THE TOTAL PROVIDED.

SITE DATA

SITE ZONING: M-3
SITE USE: OFFICE/HANDICAP
SITE AREA: 27 AC.
BUILDING AREA: 533,775 SQ. FT.
BUILDING HEIGHT: 100 FT. TALL
BUILDING SETBACKS: 10 FT.
PAVING AREA: 54,487 SQ. FT.

NOTES

1. BIDDING:
 - a. CITY OF LOS ANGELES BIDDING NO. 146
 - b. ELEV. = 84.3'
2. THE CONTRACTOR SHALL CALL "U.S.A." AT 1-800-227-2600
AT LEAST TWO (2) WEEKS PRIOR TO THE BEGINNING OF THE
CONSTRUCTION OF THE BUILDING.
3. LEED DESIGN GROUP SHALL NOT BE RESPONSIBLE FOR FIELD
DESIGN CHANGES MADE BY THE CONTRACTOR OR THE
CONTRACTOR'S SUPERVISOR WHERE THESE DESIGN CHANGES
HAVE NOT BEEN APPROVED BY LEED DESIGN GROUP.
4. UNLESS OTHERWISE NOTED, ALL DIMENSIONS ARE TO THE
BACK OF CURB AND ALL BUILDING AND PAVEMENT LINES
ARE PARALLEL AND/OR PERPENDICULAR TO THE EAST
PROPERTY LINE DENOTED WITH THE BEARING OF
SOUTH 10° E.



NO.	DATE	BY	REVISIONS/SUBMITTALS
1	10/1/00	W	ISSUED FOR PERMITS
2	10/1/00	W	ISSUED FOR PERMITS
3	10/1/00	W	ISSUED FOR PERMITS
4	10/1/00	W	ISSUED FOR PERMITS
5	10/1/00	W	ISSUED FOR PERMITS
6	10/1/00	W	ISSUED FOR PERMITS
7	10/1/00	W	ISSUED FOR PERMITS
8	10/1/00	W	ISSUED FOR PERMITS
9	10/1/00	W	ISSUED FOR PERMITS
10	10/1/00	W	ISSUED FOR PERMITS



3135 PINE TREE ROAD
SUITE C
LAUREL, MD 20641
PH (301) 363-3373
FAX (301) 363-8400



115 E. 10TH AVE. STE. 100
LOS ANGELES, CA 90012
PHONE (213) 277-5888



DART CONTAINERS CORPORATION
HONOLULU, HAWAII 96813

SITE AND HORIZONTAL CONTROL PLAN
FOR
121,680 SQ. FT. BUILDING EXPANSION
DART CONTAINERS CORPORATION
1400 E. VICTOR RD.
LOS ANGELES, CA 90012



FILE: CP-8-01
DESIGNED BY: JAC
DRAWN BY: JAC
CHECKED BY: JAC
DATE: JANUARY 24, 2001
SCALE: 1" = 50'
REV: N/A
PROJECT NO.: 101.0327D
SHEET NO.: C2.0
U.S.A. 1-800-227-2600 TOLL FREE

CITY COUNCIL

LARRY D. HANSEN, Mayor
JOHN BECKMAN
Mayor Pro Tempore
SUSAN HITCHCOCK
EMILY HOWARD
KEITH LAND

CITY OF LODI
PUBLIC WORKS DEPARTMENT

CITY HALL, 221 WEST PINE STREET
P.O. BOX 3006
LODI, CALIFORNIA 95241-1910
(209) 333-6706
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EMAIL pwdept@lodi.gov
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H. DIXON FLYNN
City Manager
SUSAN J. BLACKSTON
City Clerk
D. STEVEN SCHWABAUER
Interim City Attorney
RICHARD C. PRIMA, JR.
Public Works Director

July 1, 2004

Dart Container
500 Hogsback Road
Mason, MI 48854

SUBJECT: Approve Improvement Deferral Agreement for 1400 Victor Road

Enclosed is a copy of background information on an item on the City Council agenda of Wednesday, July 7, 2004. The meeting will be held at 7 p.m. in the City Council Chamber, Carnegie Forum, 305 West Pine Street.

This item is on the consent calendar and is usually not discussed unless a Council Member requests discussion. The public is given an opportunity to address items on the consent calendar at the appropriate time.

If you wish to write to the City Council, please address your letter to City Council, City of Lodi, P. O. Box 3006, Lodi, California, 95241-1910. Be sure to allow time for the mail. Or, you may hand-deliver the letter to City Hall, 221 West Pine Street.

If you wish to address the Council at the Council Meeting, be sure to fill out a speaker's card (available at the Carnegie Forum immediately prior to the start of the meeting) and give it to the City Clerk. If you have any questions about communicating with the Council, please contact Susan Blackston, City Clerk, at (209) 333-6702.

If you have any questions about the item itself, please call Lyman Chang, Associate Civil Engineer, at (209) 333-6800, extension 2665.

P. Farris

for • Richard C. Prima, Jr.
Public Works Director

RCP/pmf

Enclosure

cc: City Clerk